

REQUEST FOR REAL ESTATE APPRAISAL

BUREAU OF INDIAN AFFAIRS

TO: CHIEF APPRAISER

DATE: 4/18/89

AGENCY: Yakima

RESERVATION: Yakima

ALLOTMENT: 124-1136

REQUEST NO: 89-179 (A&D) jmh

TRANSACTION TYPE: Proposed business rental-gas station AS OF: 4/18/89

FROM: the heirs of Maggie Meachem, ^{dec}_(current owner) TO: Robert E. Ramsey

APPRAISAL TO ESTIMATE Fair Rental VALUE OF A 100% INTEREST IN THE FOLLOWING PROPERTY:

LEGAL DESCRIPTION:

The old Texaco Service Station area on A1-1136, Beg. at the NW corner of A1-1136, E½NW¼, 15-11-19, th. E 670 feet to TPOB; th. S 350 ft.; th. E 460 ft.; th. northwesterly 450 feet; th. W 200 feet to TPOB, cont. 2.68 acres, more or less, as shown on the attached aerial photo.

LEASE (Effective date)

Not leased

TYPE

DATE OF EXPIRATION

ANNUAL RENTAL

ADJUSTMENTS

IMPROVEMENTS REQUIRED

OTHER LEASE PROVISIONS

(ATTACH COPIES OF COMPLEX LEASES)

RIGHT OF WAY

See attached

TYPE

TERM

CONDITIONS

NOTE: We have an offer of \$12,000.00 per year for a 5-year lease.

LAND CHARACTER

Business site.

IMPROVEMENTS TO BE APPRAISED

Service station bldg., well & septic system,
& install new storage tanks by lessee.

SPECIAL INSTRUCTIONS:

REQUEST STATUS:

Received

MAY 30 1989

Assigned

Appraised

Recommended

Approved

THE SUPERINTENDENT HAS REVIEWED THE NEED FOR APPRAISAL OF THE DESCRIBED PROPERTY FOR THE PURPOSE INDICATED AND CERTIFIES THAT THE APPRAISAL IS NEEDED AND REQUESTS THAT IT BE PREPARED ON A * Routine PRIORITY BASIS.

*Insert the required priority:

"ROUTINE" - Appraisal will be done
in the order requested.

"RUSH" - Prepare Appraisal ahead
of my other requests.

Julia M. Hill
Realty Officer

SIGNATURE

TITLE

Cobell 11-24-89
3,066

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
BRANCH OF REAL ESTATE APPRAISAL

APPRAISAL REPORT

PORTLAND AREA OFFICE	AGENCY YAKIMA
RESERVATION YAKIMA	ALLOTMENT NO 1136
PROPERTY OF Heirs of Mattie Meachem	PURPOSE OF APPRAISAL To estimate Fair Annual Rental

A parcel of land cont. 1.53 ac., m/l, in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 15, being a pt. of Yakima Ind. Allot. 1136, & more particularly desc. as follows: Commence at the N $\frac{1}{4}$ of sd. Sec. 15; th. N 88°53'30" W along the cen. line of the Co. Road (W. Wapato Rd.) & the N line of sd. Sec. 15 a dist. of 865.5'; th. S 0°16' W 30' to the S r/w line of sd. Co. Rd. to the true point of beg. of this descript. Th. S 36°53'30" E 240', m/l, to a point on the W r/w line of Secondary St. Hwy. No. 3-A; th. N 88°53'30" W & parallel to the cen. line of said Co. Rd. a dist. of 200'; th. S 0°16' W & parallel to the W r/w line of sd. St. Hwy. a dist. of 200'; th. N 88°53'30" W & parallel to the cen. line of sd. Co. Rd. a dist. of 145'; th. N 0°16' & parallel to the W r/w line of sd. St. Hwy. a distance of 389.2' to the S r/w line of sd. Co. Rd.; th. S 88°53'30" E along the S r/w line of sd. Co. Rd. a dist. of 200' to the true point of beg. Excepting & reserving the rt. of ingress, egress, & regress thereover to that pt. of the remainder of Allot. 1136 adjoining on the S. Subject to easements of record.

STATE Washington COUNTY Yakima TOWNSHIP 11 North RANGE 19 East Willamette MERIDIAN

ACRES OR LOT SIZE 1.53 acres, m/l	TYPE Commercial
---	---------------------------

APPRAISED VALUATION AS OF April 25, 19 88
FAIR ANNUAL RENTAL \$ 9,000
FAIR MARKET VALUE \$

I certify that I have examined the above-described property, and the amount indicated represents my best unbiased judgment as to the present market value of the estate described, except as otherwise stated. I do further certify that I have no present or intended future interest therein.

(Sgd) Ken Carmack

MAY 18, 1988

(Date)

KEN CARMACK

APPRAISER

MAY 20 1988

RECOMMENDED

(Date)

APPROVED

(Date)

(Sgd) **W. F. STONE**

JOE D. COBELL
REVIEW APPRAISER

W. F. STONE
AREA CHIEF APPRAISER

APPRAISAL REPORT

INSPECTION:

A detailed inspection of the subject property using aerial photographs and soil survey data was made by the appraiser on April 25, 1988.

LOCATION:

The described property is located in the irrigated area of the lower Yakima Valley, bordering the city limits of Wapato, WA. Access is direct from paved West Wapato Road.

AREA AND NEIGHBORHOOD:

The lower Yakima Valley is a highly diversified farm area producing a variety of orchard, field and specialty crops under irrigation. The economy of the area is based principally on the production and processing of agricultural crops and livestock. Marketing facilities for farm crops are located throughout this area, and are adequate to serve the needs for all locations.

The climate of the area is characterized by hot, dry summers, and relatively mild winters. The average precipitation is under 10 inches, and the growing season varies from 165 to 200 days. The elevation ranges from 700 to 1,100 feet. The climate is favorable for a wide variety of crops under irrigation. Soils are the limiting factor in crop adaptability and production.

There is no mining and although there is prospecting for gas and oil, the leasing for these purposes does not have a measurable influence upon the sales price of properties in the subject's neighborhood.

PROPERTY DESCRIPTION:

The subject is an irregular shaped parcel of land located on West Wapato Road adjacent to the Frontage Road at the intersection of State Highway #97 and West Wapato Road. According to the request for appraisal there are 1.53 acres improved with an operating service station. All improvements are the property of the lessor and will be considered in this report. The topography of the subject is level and at road grade. Soils are Ashue loams which are suitable for many uses including those of a commercial site. A domestic well and septic system serve the site because the city of Wapato does not extend service west of Highway #97. Traffic count information from the State D.O.T. indicates 9,500 as an average for the subject.

IMPROVEMENTS:

The subject is improved with a older style service station having 1,536 square feet, of class "C" construction of fair quality in fair condition. The service station is typical of many older style service stations found in the market place. The foundation is concrete, walls are concrete block, and the flat roof is covered with hot tar. The interior is painted over the concrete blocks, the ceiling is drywall, with bare concrete floors. Space heat is by oil furnace. There are two restrooms for customers. According to previous reports there are three 10,000 gallon storage tanks, which supplies 9 pumps on 3 islands. The former manager was interviewed and he indicated that the average gallons pumped per month was about 40,000 to 45,000. According to the Realty Branch, Toppenish Agency, all the described improvements are the property of the lessor and included in this report.

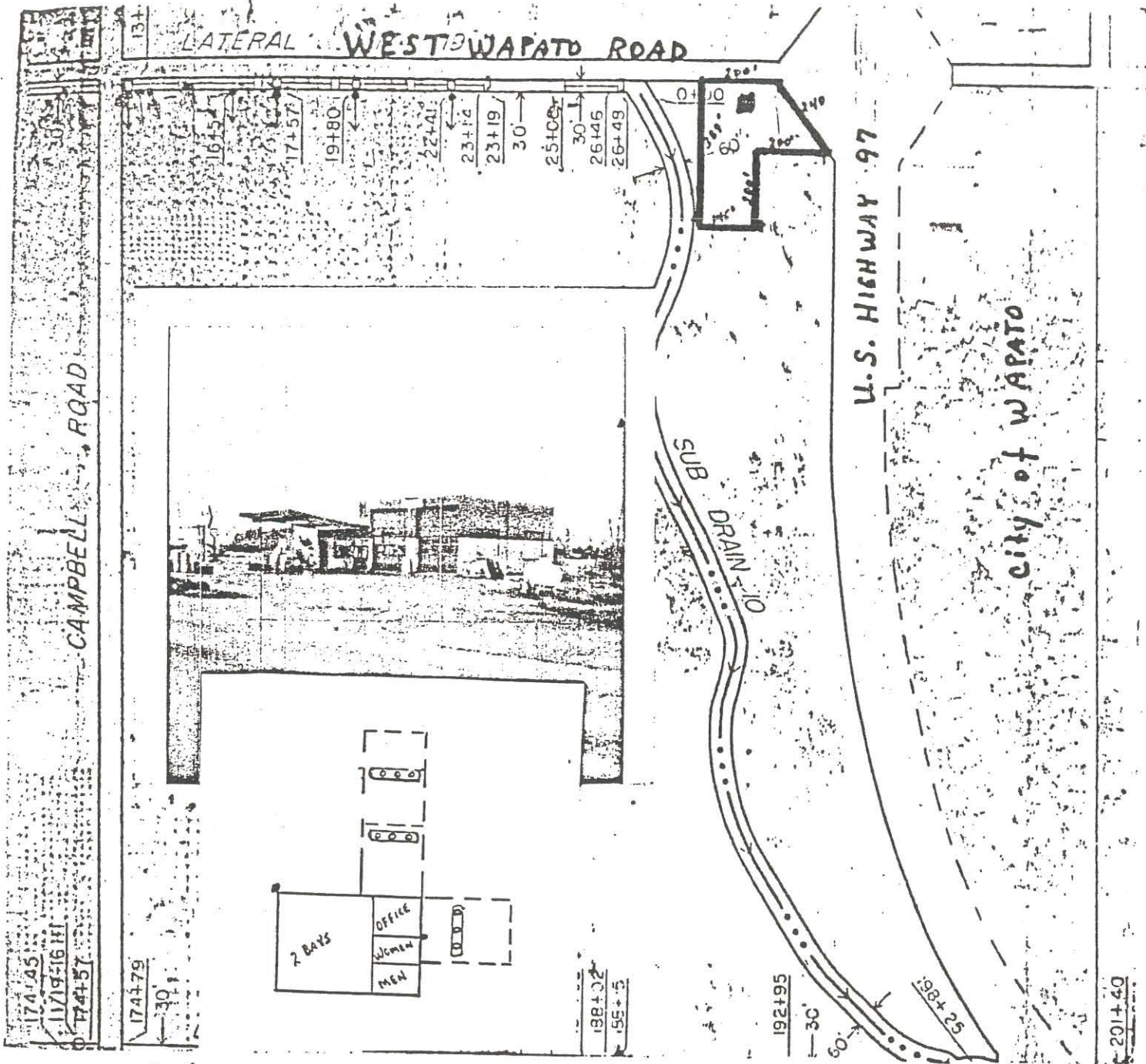
HIGHEST AND BEST USE:

The subject, improved, is located on a busy arterial near a heavily traveled highway, Highway #97, with good exposure and near properties with similar commercial uses. The highest and best use for the subject, improved, is its current use as a service station for commercial purposes. This use is confirmed by Tribal Zoning which indicates that the status of the site is for commercial use.

It is concluded the highest and best use for the subject, improved, is commercial.

APPRAISAL REPORT

TRACT MAP



SCALE: 1" = 400'

Cropland



Grazing



Pasture



Wooded



Waste



Subject



Paved Road



Gravel Road



Dirt Road



Trail



Railroad



Fence



Telephone Line



Power Line



Located Corner



Perennial Stream



Intermittent Drainage



Canal or Ditch



Irrigation Ditch



Pipe Line



Spring



Marsh



Buildings



Section Corner